

055.0

0001

0001.B

Map

Block

Lot

1 of 1

CARD

Industrial

ARLINGTON

APPRaised:

Total Card / Total Parcel

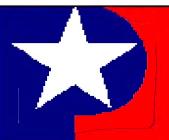
958,500 / 958,500

USE VALUE:

958,500 / 958,500

ASSESSED:

958,500 / 958,500



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 75 | | DUDLEY ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|-------------------------|
| Owner 1: | A & V DUDLEY STREET LLC |
| Owner 2: | |
| Owner 3: | |

Street 1: 60 BUCKMASTER DRIVE

Street 2:

Twn/City: CONCORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01742 Type:

PREVIOUS OWNER

Owner 1: DEEHAN ANTHONY-VALERIE V -

Owner 2: -

Street 1: 60 BUCKMASTER DRIVE

Twn/City: CONCORD

St/Prov: MA Cntry:

Postal: 01742

NARRATIVE DESCRIPTION

This parcel contains 12,155 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1940, having primarily Vinyl Exterior and 12828 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|---------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 316 | Comm. Whs. | | 12155 | | Sq. Ft. | Site | | 0 | 15.25 | 1.78 CF | | | | | | | | | | 329,041 | | | | | | 329,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 36534 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 11/10/18 |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | | USER DEFINED | | | | | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|---------------|--------------|---------------------|--|--|--|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | Parcel ID | | USER DEFINED | | | | | |
| 2020 | 316 | FV | 622,600 | 6900 | 12,155. | 323,600 | 953,100 | 953,100 | Year End Roll | 12/18/2019 | PRINT | | Prior Id # 1: 36534 | | | | | |
| 2019 | 316 | FV | 559,400 | 6100 | 12,155. | 285,900 | 851,400 | 851,400 | Year End Roll | 1/3/2019 | Date | | Prior Id # 2: | | | | | |
| 2018 | 316 | FV | 559,400 | 6100 | 12,155. | 285,900 | 851,400 | 851,400 | Year End Roll | 12/20/2017 | Time | | Prior Id # 3: | | | | | |
| 2017 | 316 | FV | 559,400 | 6100 | 12,155. | 285,900 | 851,400 | 851,400 | Year End Roll | 1/3/2017 | 12/10/20 | | Prior Id # 1: | | | | | |
| 2016 | 316 | FV | 559,400 | 6100 | 12,155. | 285,900 | 851,400 | 851,400 | Year End | 1/4/2016 | Prior Id # 2: | | Prior Id # 2: | | | | | |
| 2015 | 316 | FV | 509,100 | 6300 | 12,155. | 258,900 | 774,300 | 774,300 | Year End Roll | 12/11/2014 | Prior Id # 3: | | Prior Id # 3: | | | | | |
| 2014 | 316 | FV | 509,100 | 6300 | 12,155. | 258,900 | 774,300 | 774,300 | Year End Roll | 12/16/2013 | mmcmakin | | ASR Map: | | | | | |
| 2013 | 316 | FV | 509,100 | 6300 | 12,155. | 258,900 | 774,300 | 774,300 | | 12/13/2012 | Fact Dist: | | Reval Dist: | | | | | |
| | | | | | | | | | | | Year: | | LandReason: | | | | | |
| | | | | | | | | | | | BldReason: | | CivilDistrict: | | | | | |
| | | | | | | | | | | | Ratio: | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|--------------------------------|--|--|--|--|--|--|--|
| Date | | | | | | | | | | Result | | | | | | | |
| 4/26/2018 | | | | | | | | | | By | | | | | | | |
| 503 | | | | | | | | | | Name | | | | | | | |
| Re-Roof | | | | | | | | | | Chris C | | | | | | | |
| 2/22/2005 | | | | | | | | | | 197 | | | | | | | |
| 222 | | | | | | | | | | PATRIOT | | | | | | | |
| 12/4/2001 | | | | | | | | | | 10/25/2005 | | | | | | | |
| 911 | | | | | | | | | | Fieldrev-Chg | | | | | | | |
| Sign | | | | | | | | | | BR | | | | | | | |
| 10/24/2001 | | | | | | | | | | B Rossignol | | | | | | | |
| 811 | | | | | | | | | | 5/9/2002 | | | | | | | |
| Addition | | | | | | | | | | Inspected | | | | | | | |
| 90,000 | | | | | | | | | | PM | | | | | | | |
| 1/29/2020 | | | | | | | | | | Peter M | | | | | | | |
| Convenience | | | | | | | | | | 5/2/2000 | | | | | | | |
| 99 | | | | | | | | | | Meas/Inspect | | | | | | | |
| 115,000 | | | | | | | | | | 197 | | | | | | | |
| No | | | | | | | | | | PATRIOT | | | | | | | |
| No | | | | | | | | | | 5/2/2000 | | | | | | | |
| Y | | | | | | | | | | Meas/Inspect | | | | | | | |
| 12/11/1989 | | | | | | | | | | PM | | | | | | | |
| PM | | | | | | | | | | Peter M | | | | | | | |
| Sign: | | | | | | | | | | VERIFICATION OF VISIT NOT DATA | | | | | | | |
| ____/____/____ | | | | | | | | | | | | | | | | | |

EXTERIOR INFORMATION

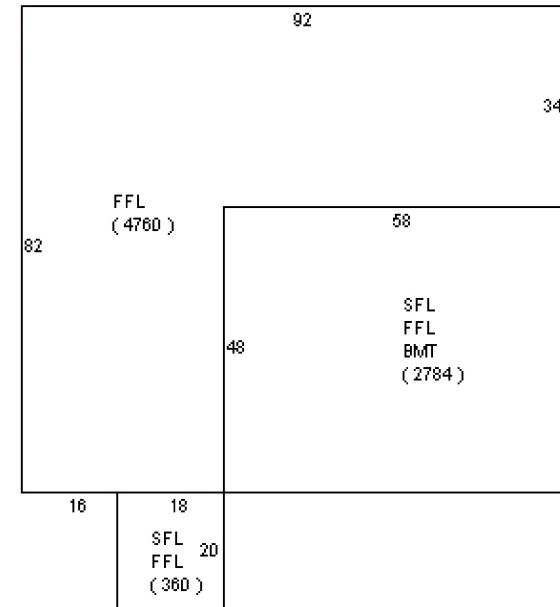
| | | |
|---------------|------------------|----------|
| Type: | 43 - Warehouse | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 2 | Total: 2 |
| Foundation: | 6 - Slab | |
| Frame: | 2 - Steel | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | 7 - Brick | 30% |
| Roof Struct: | 4 - Flat | |
| Roof Cover: | 4 - Tar & Gravel | |
| Color: | BRICK | |
| View / Desir: | | |

BATH FEATURES

| | |
|------------|-------------------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3QBth: | Rating: |
| 1/2 Bath: | 1 Rating: Average |
| A HBth: | Rating: |
| OthrFix: | Rating: |

COMMENTS

CHANGED # FROM 71 TO 75 BY ENG DEPT.
1931.

SKETCH

UnSketched SubAreas:
FAD: 1780,

GENERAL INFORMATION

| | |
|---------------|----------|
| Grade: | B - Good |
| Year Blt: | 1940 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G6 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|------------------|
| Avg Ht/FL: | 14 |
| Prim Int Wall: | 5 - Minimal |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 12 - Concrete |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 7 - Unit Heaters |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wall: | % Sprinkled: 0 |

DEPRECIATION

| | | | |
|-------------|--------------|-----|---|
| Phys Cond: | AV - Average | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 40 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 48.00 |
| Size Adj.: | 1.14999998 |
| Const Adj.: | 0.95432299 |
| Adj \$ / SQ: | 52.679 |
| Other Features: | 7500 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1037743 |
| Depreciation: | 415097 |
| Depreciated Total: | 622646 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|-------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | Ind.Val | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | 1.00 | Before Depr: | 70.06 | |
| Special Features: | 0 | Val/Su Net: | 39.88 | |
| Final Total: | 622600 | Val/Su SzAd: | 48.53 | |

PARCEL ID

055.0-0001-0001.B

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------------|--------------|
| 85 | Paving | D | Y | 1 | 3000 | A | AV | 1985 | 3.17 | T | 27.2 | 316 | | | 6,900 | | 6,900 |

More: N

Total Yard Items: 6,900

Total Special Features:

Total: 6,900



AssessPro Patriot Properties, Inc